

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

18 Sundowner Place Point Cook VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Point Cook

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                                         |           |           |
|---------------------------------------------------------|-----------|-----------|
| 263 Sanctuary Lakes North Boulevard Point Cook VIC 3030 | \$690,000 | 22-Jan-19 |
| 28 Maritime Circuit Point Cook VIC 3030                 | \$710,000 | 13-Sep-19 |
| 22 Seafarer Way Point Cook VIC 3030                     | \$710,000 | 21-Jan-19 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 February 2020



**263 Sanctuary Lakes North  
Boulevard Point Cook VIC 3030**

4 2 2

Sold Price

**\$690,000**

Sold Date

**22-Jan-19**

Distance

**0.09km**



**28 Maritime Circuit Point Cook VIC  
3030**

4 2 2

Sold Price

**\$710,000**

Sold Date

**13-Sep-19**

Distance

**0.3km**



**22 Seafarer Way Point Cook VIC  
3030**

4 2 2

Sold Price

Sold Date

**21-Jan-19**

Distance

**0.33km**

RS = Recent sale

UN = Undisclosed Sale

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